

Chapter 10 Public and Semi-Public District

Sections:

11-10-1	Purpose
11-10-2	Land Use Regulations
11-10-3	Development Standards
11-10-4	Review of Plans

11-10-1: Purpose

The purpose of the Public and Semi-Public (PS) District is to accommodate large-scale governmental, public utility, recreational, and educational facilities. It is the intent of this district to:

- A. Recognize those uses that are provided by public entities for public usage and convenience;
- B. Ensure high quality development;
- C. Encourage the use of sustainable development practices; and,
- D. Insure compatibility with surrounding uses.

11-10-2: Land Use Regulations

Facilities owned, leased, or operated by city, county, state, or federal governments or agencies thereof or school districts are considered permitted in this district. In addition, [Table 11-10-2](#), which follows, specifies additional land use regulations for each Public and Semi-Public zoning district, established by letter designations as follows:

- “P” designates use classifications permitted in public and semi-public districts.
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permit](#)
- “SUP” designates use classifications permitted on approval of a [Special Use Permit](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permit](#).
- “(x)” a number in parentheses refers to limitation following the table.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-10-2: Public and Semi-Public District		
<i>Proposed Use</i>	<i>PS</i>	<i>Additional Use Regulations</i>
Agricultural Use Classifications		
Community Gardens	P	Section 11-31-10, Community Gardens
Commercial Use Classifications		
Farmer's Market	TUP/SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Public and Semi-Public Use Classifications		
Cemeteries	P	
Colleges and Trade Schools, Public or Private	P (2, 3)	
Community Center	P	
Cultural Institutions	P (2, 3)	
Government Offices	P	
Hospitals and Clinics		
Clinics	P (2, 3)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (2, 3)	
Parks and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	P (2, 3)	Section 11-31-24, Schools
Universities, including Research Facilities (Public or Private)	P (2, 3)	
Transportation, Communication, and Utilities Use Classifications		
Airports	CUP	
Heliports (1)	CUP	
Communication Facilities		
Antenna and Transmission Towers	CUP	
Facilities within Buildings	P	
Transportation Passenger Terminals	P	
Utilities, Major	CUP	
Utilities, Minor	P	
<ol style="list-style-type: none"> 1. Heliports require a CUP unless considered an accessory use when a part of a hospital or clinic. 2. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. 3. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. 		

11-10-3: Development Standards

Table 11-10-3 and the subsection that follows it prescribe the development standards for the PS District.

Table 11-10-3: Development Standards – PS Public and Semi-Public District	
<i>Site Standards</i>	
Minimum Site Area (sq ft)	None
Building Form and Location	
Maximum Height (ft)	30 ft. within 60 ft of RS, RSL, and DR-1 60 ft. all others
Minimum Front and Street-Facing Side Yard	Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector: 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures Next to MX, , DC, or any district with as U designator: Same as adjacent district
Minimum Interior Side and Rear Yard: Adjacent to RS District	Sites smaller than 2.5 acres: 20 ft. Sites 2.5 acres or larger: 25 ft.
Minimum Interior Side and Rear Yard: Adjacent to RM District	Single-story building: 20 ft. Two or more stories: 15 ft. per story
Minimum Interior Side and Rear Yard: Adjacent to Non-residential District	Single-story building: 15 ft. Two or more stories: 15 ft. per story
Minimum Separation between Buildings on Same Lot (ft)	One-story building: 25 ft. Two-story building: 30ft. Three- or more-story building: 35 ft.
Supplemental Standards	
Fences and Walls	Section 11-30-4, Fences and Freestanding Walls
Landscaping	Chapter 33, Landscaping
Lighting and Illumination	Section 11-30-5, Lighting and Illumination
Lots Splits and Subdivisions	Section 11-30-6; and Title 9, Chapter 6, Subdivision Regulations
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation
Pedestrian Connections	Section 11-30-8, Pedestrian Connections
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits
Setbacks at Intersections	Section 11-30-10, Setbacks at Intersections
Screening	Section 11-30-9, Screening
Signs	Article 5, Signs
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities
Swimming Pools	Section 11-30-11, Swimming Pools
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas
Visibility at Intersections	Section 11-30-14, Visibility at Intersections

- A. **Buffer Yards.** A screening wall 6 feet in height is required wherever a lot located in the PS District abuts an R or DR district at the time of development. In addition, if a lot in the PS District abuts a lot in an RS or DR-1 district at the time of development, a landscape buffer of at least 15 feet wide shall be provided on the PS-zoned lot.

11-10-4: Review of Plans

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

[Return to Page 1](#)

[Return to Page 1](#)